

Rider #1
Lease No. GS-11P-LDC12646
Fire Protection & Life Safety

Lessor shall ensure and provide as necessary, at Lessor's expense, all Fire and Life Safety improvements required by the Lease. Specifically, Lessor shall complete all of the recommended actions shown below prior to Lease commencement:

1. Finding: Magnetic locks are provided at the tenant entry and exit doors on the 6th Floor. It is ACS' understanding that the magnetic locks on these doors do not release upon activation of the fire alarm system.

Recommendation: Modify and/or repair the magnetic locks and provide the proper interface from the fire alarm system such that all magnetic locks release upon activation of the fire alarm system.

Code Reference: IBC (2012 edition) - Section 1008.1.9.8(4)

2. Finding: The exit stairway doorways from the parking garage consist of 2 door leafs installed "back to back". Although this configuration was required at the time of building construction (in order to provide a 3-hour separation from the garage) it is no longer required. This installation does conflict against the requirement that all egress doors serving more than 50 persons shall swing in the direction of egress travel.

Recommendation: Remove the door leaf that swings against the direction of egress travel in the parking garage.

Code Reference: NFPA 101 (2012 edition) - Section 7.2.1.4.2

3. Finding: The PNC Bank tenant space located on the Lobby Level is not currently sprinklered. Although this area is equipped with automatic smoke detection, the lack of fire suppression in this area can allow a fire to grow to a point where it may affect other areas of the building.

Recommendation: Extend the existing sprinkler system(s) in the Lobby Level to serve the PNC Bank tenant space.

Code Reference: IBC (2012 edition) - Section 403.3


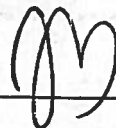
4. The 2010 Safety and Environmental Management Survey of the building identified an issue with two of the four exit passageways in the building:

Finding: Two of the four exit passageways are deficient because of improperly installed and maintained overhead rolling fire doors.

Recommendation: The overhead doors that provide access between the exit passageways and the loading docks should automatically close upon release of the fusible link. The fusible link mechanism on each door appears inoperative and untested. The door should also close upon activation of a nearby smoke detector.

Reference: NFPA 101:7.2.3.5.1

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Rider #2
Lease No. GS-11P-LDC12646
Building Security

Lessor shall ensure and provide as necessary, at Lessor's expense, all Building Security improvements required by the Lease. Specifically, Lessor shall complete all of the recommended actions shown below prior to Lease commencement:

1. Finding: Although the uniformity of the parking garage lighting system is appropriate and the space itself has great visibility, it does not meet the 10 foot-candle minimum requirement in the GSA standard lease. Stairwell doors also do not meet the minimum 5 foot-candle requirement in the GSA standard lease.

Recommendation: Increase the lighting illumination levels in the parking levels to meet the minimum 10-foot candles, and at the stairwell doors to meet the minimum 5 foot-candle levels.

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